



Exterior being refurbished March 2025



**To Let**

**£50,000 pax**

Unit 4, Priory Road, Bodmin, Cornwall PL31 2SU

6,520 Sq Ft  
(605.70 Sq M)



# Summary

- Rare opportunity to lease
- Open plan accommodation suitable for wide variety of uses
- Former motor vehicle workshops
- Easy access from A30 junction at Carminnow Cross
- New lease available
- Generous parking
- Further yard space available
- External refurbishment will be undertaken by the Landlord
- Signage will be available on main road (A389) frontage

## Location:

Bodmin is the commercial and administrative centre for North Cornwall and is situated on the main arterial routes into the county providing it with good access to not only the mid Cornwall areas but also West Devon including Plymouth, and on to Exeter the M5 motorway and beyond.

Priory Road is a busy route on the outskirts of Bodmin town centre easily reached from the Carminnow Cross junction off the A30. The property is situated in a prominent position opposite a Morrisons foodstore and petrol filling station on the A389, Priory Road.

## Description:

The property comprises substantial prominent former car showroom, filling station, workshops and yard.

Located to the rear of the site are former motor workshops providing self contained, spacious open plan accommodation which could suit a variety of uses.

Generous parking will be demised with the unit and additional yard space can be available by separate negotiation.

Now in new ownership, the exterior will be refurbished.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Approx.	sq m	sq ft
<b>Main workshop</b>	454.29	4,890
<b>Ancillary space</b>	115.19	1,240
<b>Separate bay</b>	36.23	390
<b>Total</b>	605.71	6,520

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

D (100)

## Business rates:

The property currently has a single rating assessment for Business Rates which will be split as different parts of the property are let to occupiers.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The premises are available by way of a new full repairing and insuring lease.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

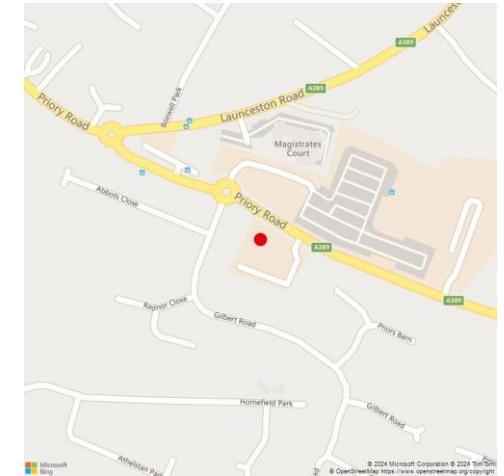
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

**Alan Treloar**

Tel: **07841 150 714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

**Main Office**

Tel: **01872 245600**

**Truro Office**

Walsingham House, Newham Road, Truro,  
Cornwall, TR1 2DP



